

ADVANCE TERRAFUND REIT

MONTHLY NEWSLETTER – July 2025

Investment activity

As at the end of July 2025 Advance Terrafund REIT owns 17 954 ha of farmland and 6.08 ha land in urbanized territories. During the month were bought 45 ha of farmland.

Sale of agricultural land

In July were sold 59.8 ha of agricultural land.

Leased agricultural land

The expected rental revenues for the agricultural 2024-2025 are EUR 4 604 681, out of which in advance have already been collected 29%. For 2023-2024 were collected 91.4% from the due receivables and for 2022-2023 were collected 99.5%.

Agricultural year	Land, which could be leased*	Leased land in ha	Leased land as a %	Average rent in €/ha	Rent revenues in €	Collected rents in %
2024-2025	17 484	15 188	86.9%	303.18	4 604 681	29.0%
2023-2024	17 498	14 899	85.1%	328.96	4 901 018	91.4%
2022-2023	16 794	14 443	86.0%	286.35	4 135 594	99.5%

More information about the farmland portfolio is published on the website of the Company - <http://www.advanceterrafund.bg/en/land-banking/>.

Market statistics for July 2025

Advance Terrafund REIT	Price in BGN	Date
Start price	2.990	01.07.2025
Last price	2.980	31.07.2025
Highest (max) price	3.010	28.07.2025
Lowest (min) price	2.920	04.07.2025
Average for the month	2.969	
Value change	-0.010	
Change in %	-0.33%	

Number of trade sessions	23
Monthly volume in €	290 260
Average daily volume in €	12 620
Market capitalization as of month-end in €	129 677 974

Atanas Dimitrov
Investor Relations Director
tel. (3592) 4008332
adimitrov@karoll.bg
www.advanceterrafund.bg

This document contains information about the activity of Advance Terrafund REIT during the respective month, some of which may not be final for the month. The final data are duly reflected in the quarterly reports published by the company at www.x3news.com and www.advanceterrafund.bg.